



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Actions on the Consent Calendar agenda are reported to the Full Board at the 3:00 p.m. meeting on the same day. The Full Board has the discretion to ratify or not ratify the Consent actions.

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

630 Garden Street

1:00 P.M.

Monday, July 30, 2007

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

FINAL REVIEW

A. 1759 GRAND AVE

R-2 Zone

Assessor's Parcel Number: 027-141-006
Application Number: MST2006-00746
Owner: 1759 Grand Avenue Associates, LLC
Owner: V. Sato
Architect: Kirk Gradin

(Revised proposal to construct three new residential condominium units rather than single-family residences on a vacant 16,900 square foot lot located in the Hillside Design District. Square footages have not changed. Unit A would be partially three-stories, 2,318 square feet, with an attached 503 square foot garage; Unit B would be two-stories, 1,840 square feet, with an attached 518 square foot garage; and Unit C would be two-stories, 2,245 square feet, with an attached 503 square foot garage. The project will result in a total of 7,927 square feet of structures on the lot, and includes 190 total cubic yards of cut and fill grading outside the building footprint. A modification was approved for an overheight wall along the driveway.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 025-07)

FINAL REVIEW**B. 615 SUNRISE VISTA WAY**

E-1/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-023

Application Number: MST2007-00261

Owner: Bachir and Ellen Jirari Trustees

(Proposal to construct a 549 square foot ground-floor addition to an existing 2,820 square foot two-story single-family residence. Of the 549 square feet addition, 288 square feet of an existing deck will be converted into living space and the remaining 261 square feet will be new living space.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONTINUED ITEM**C. 680 MIRAMONTE DR**

E-1 Zone

Assessor's Parcel Number: 035-251-005

Application Number: MST2007-00141

Owner: Michael A. Richardson

Architect: Hugh Twibell

(Proposal to replace an existing retaining wall and patio for a single-family residence in the Hillside Design District.)

(Final Review of Landscaping Plans.)

FINAL REVIEW**D. 2027 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-322-002

Application Number: MST2006-00167

Owner: Ferer-Nissenson Family Living Trust

Architect: W. David Winitzky

(Proposal for additions to an existing 3,480 square foot single family residence consisting of a 445 square foot under-deck swimming pool cabana with a 153 square foot basement hall access. A new detached 500 square foot, two-car garage with a second story 500 square foot accessory space, and a new swimming pool and spa are also proposed. The project includes demolition of the existing under-deck swimming pool cabana, detached two-car garage, bath house, and removal of existing swimming pool and deck. Three modifications are requested for encroachment into the front yard setback on Green Lane: location of the garage and accessory structure in the front yard, construction of the swimming pool at less than 15 feet of the front property line, and a fence taller than 3.5 feet at the property line and alongside the driveway on Green Lane. 168 cubic yards of grading is proposed. The project is located on a 15,938 square foot through-lot with frontage on Santa Barbara Street and Green Lane.)

(Final Review of Landscaping.)**NEW ITEM****E. 100 BLK S SOLEDAD ST**

Assessor's Parcel Number: 017-221-0RW

Application Number: MST2007-00365

Owner: City of Santa Barbara

Applicant: Amy Burgard

(The City of Santa Barbara Creeks Division is constructing a bioswale at the end of South Soledad St. adjacent to Sycamore Creek. The project location is at the end of the City right-of-way in the 100 block of S. Soledad. Construction will include digging at bioswale, planting in the bioswale, replacing transportation barrier with sandstone boulders. Bioswale will treat run-off which currently flow over the street and into the creek.)

(Review of Landscaping Proposal.)